

CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT
9/28/2016
TDM / BIM



Location: 1512 South Spring Street
Applicant: Elizabeth Barnett and Mizan Rahman
Permit Type: Certificate of Appropriateness

Project Description: The applicant seeks approval to construct an addition to the house at 1512 Spring Street and make changes to the existing house. The existing structure's siding, roof, windows, and door will be replaced with wood lap siding, asphalt shingles, metal-clad wood windows, and a metal-clad glass panel door, respectively. The proposal includes relocating the front door to the south-facing wall on the porch and enclosing the existing opening. The addition will be sided with vinyl or metal, will use the same windows as the replacements on the existing house, and will incorporate similar roof lines. The addition will also include two-car garage accessed from the alley.

Historic Significance: The Overstreet Cottage, a mirror image of Brady Cottage at 1516 S. Spring, was built in a Plain Traditional style sometime in the early 1880s. From c. 1899 until c. 1916 the house was occupied by William Overstreet, an employee of the U.S. Army Corps of Engineers. (According to available records, the six houses on the west side of the 1500 block of Spring Street were built between 1880 and 1890 while the four on the east side of the street were built between 1890 and 1902, making the 1500 block of Spring Street one of the most – if not *the* most – intact blocks of historic homes within the Mansion Area.) Pulaski County Assessor's records indicate the property was placed in a family trust in 1994, and agency records indicate the creator of that trust (now deceased) acquired the property sometime between 1977 and 1987. The house is listed as a non-contributing resource in the Governor's Mansion Historic District, possibly due to its artificial siding and windows.

Previous Action: The aluminum siding and windows are mentioned in the 1977 QQA survey. CZDC staff issued one permit in 1986 for ‘residential rehab’, but it’s unclear what work was contemplated by this permit, or whether it ever occurred. The rear of the structure was damaged by fire in September 2012, and the Commission made a preliminary finding that the structure may be suffering from Demolition by Neglect at its January 2014 meeting following a complaint from the Little Rock Downtown Neighborhood Association. At a show cause hearing in June 2014, the Commission found that the owner was in violation of the Commission’s rules. The Commission voted, at the same meeting, to deny a request from the City of Little Rock to demolish the structure. The property changed hands twice since then. Staff issued a permit to the current owners for partial demolition of the burned rear additions of the house in May 2016.

One of the property owners painted an historic brick structure at 1510 S. Broadway in 2013 without a permit. The Commission denied the after-the-fact request for a Certificate of Appropriateness at its December 12, 2013 meeting and included the phrase “and to take no further action” in the motion to deny. Moreover, the Commission made no formal finding that a violation exists at the property. Section 2-106(B) in the Capitol Zoning Rule states that staff “may not accept applications from individuals or legal entities that own property or properties within the District on which one or more unresolved outstanding violations of the Rules exist, except applications to specifically address the outstanding violation.” Because the Commission’s 2013 motion included ‘take no further action’ and because no formal finding of a violation at 1510 Broadway was made, staff believes it is consistent with the enforcement rules to consider the current application for work at 1512 Spring.

Zoning: This structure is located in Zone "M". This residential zone comprises most of the Mansion Area.

Review Criteria for Certificates of Appropriateness:

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (a)

A Certificate of Appropriateness must be obtained prior to effecting any major modification or addition to a structure, site or improvements within the District. *Major modifications* are those which substantially alter, from the public right-of-way, the appearance of a structure or site feature. Applications for major modifications requiring Commission review will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding proposed work’s appropriateness of the modification to the historical style of the structure and neighboring structures; compatibility with its architectural, historical or cultural significance and level of intactness; and its consistency with the goals of the Commission’s Master Plan and Standards.

Staff finds the proposal represents a request for a major modification and should be reviewed by the Design Review Committee and the Commission.

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (e)

When considering an application for a Certificate of Appropriateness, the Commission shall consider any applicable review Standards and Master Plan goals, the recommendations offered by the committees and staff, as well as any public testimony or evidence presented at the public hearing.

Capitol Zoning District Commission Rule, Section 2-105. F.

... All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Framework Plan. Changes to historic structures or site features shall be evaluated according to the Rehabilitation Standards for Historic Properties. Structures and site features 40 years or older are assumed to be historic, unless they have been significantly altered, and reversing the alteration(s) would be impossible or wholly unreasonable ... Changes to all other structures and site features, as well as new construction, shall be evaluated according to the applicable Design Standards.

Staff believes there is sufficient documentary and physical evidence indicating the structure was built prior to 1940 and finds the proposal should be evaluated according to the General Standards, the Rehabilitation Standards, and the Mansion Area Master Plan.

Capitol Zoning General Standards, Zoning Requirements for the Capitol Zoning District

Zone "M", Residential

Minimum back yard setback = 25 feet

Side yard setback = 10% of the lot's average width, but never less than 5' from an adjoining property.

The proposal is consistent with the back yard setback requirement. However, the existing structure sits 3.81' from the north property line, closer than the 5' minimum allowed. The proposed addition would increase the property's nonconformity with the side yard setback rule by extending the north wall along the same line. However, see the provision for an exception below.

Definitions:

Setback The required yard, unenclosed from its lowest portion to the sky, from the property line to the nearest finished vertical surface of the main structure, not including the ordinary projection of architectural elements such as chimneys, eaves, sills, cornices or ornamental features. The Commission, with review, may reduce a required setback by 25% in cases where a lot is smaller than what is typical for the Area, is not accessible from an alley, or is otherwise irregular due to its shape or platting.

The lot at 1512 Spring Street is 37.5' wide, significantly less than the typical 50' found throughout the neighborhood. A 25% reduction in the required 5' setback would result in a 3.75' allowed setback. The proposed addition is located 3.8' from the property line. Staff feels this exception should be granted because of the lot's narrow width.

Capitol Zoning Rehabilitation Standards for Historic Properties, Interpretation of Terms Related to Compliance

Historic - In general, a historic property is one that is at least 40 years old or older and largely unchanged; some properties less than 40 years old may also be considered historic if they are of exceptional significance. The CZDC is especially concerned with those properties that are associated with significant people or events or convey a character of building and design found during the District's period of significance, roughly 1880-1940. Note that in some cases, a CZDC-designated property may also be listed in the National Register of Historic Places.

Staff finds the property in question to be historic and believes there is sufficient documentary and physical evidence to date the structure to within the District's period of significance.

Capitol Zoning Rehabilitation Standards for Historic Properties, Preservation Principles

Principle 1: Respect the historic design character of the building.

Don't try to change its style or make it look older than it really is. Confusing the character by mixing elements of different styles also is an example of disrespect.

Principle 3: Protect and maintain significant features and stylistic elements.

Distinctive stylistic features ... should be treated with sensitivity.

Principle 4: Preserve any existing original site features or original building materials and features. Preserve original site features such as hitching posts, rock walls, etc. Avoid removing or altering original materials and features. Preserve original doors, windows, porches and other architectural features.

Principle 5: Repair deteriorated historic features, and replace only those elements that cannot be repaired.

Upgrade existing material, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials.

Staff finds the proposal is consistent with these principles.

Capitol Zoning Rehabilitation Standards for Historic Properties, Historic Streetscape & Site Design Features

Policy: Historic streetscape and site features that survive should be preserved. In addition, new features should be compatible with the historic context.

R1.15 Preserve the traditional character of residential front yards.

- The front yard should be predominantly lawn, with planting material.
- The use of paved surfaces should be minimized.

R1.18 Locate parking to the side or rear.

- Place parking in the rear when feasible. Locating to the side may also be appropriate.
- Locating parking in front of a building is inappropriate.

R1.19 Screen parking areas from the public way.

- Planting beds and hedges are preferred.
- Low masonry walls or fences that are in character with those seen historically may be considered.

R1.21 Minimize the visual impacts of driveways as seen from the street.

- Providing access from an alley is preferred, rather than creating a new curb cut.
- Use porous paving materials, such as grasscrete or consider using paving strips in order to reduce the amount of hard surface in the front yard.

Staff finds that the proposal is consistent with these standards. The garage and driveway will be located at the rear of the property and accessed from the alley.

Capitol Zoning Rehabilitation Standards for Historic Properties, *Historic Building Materials*

Policy: Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, limited replacement which matches the original should be considered.

Staff finds the proposal is consistent with this policy.

Typical Materials: In the Capitol and Mansion Areas, painted wood siding and brick were typical primary building materials used historically. A variety of lap profiles were used, but a clapboard siding, with a four-inch exposure, was the most typical.... In each case, the distinct characteristics of the primary building material, including the scale of the material unit, its texture and finish, contribute to the historic character of a building.

Repairing Materials: When deterioration occurs, repairing the material rather than replacing it is preferred. In other situations, however, some portion of the material may be beyond repair. In such a case, consider replacement. The new material should match the original in appearance. If wood siding had been used historically, for example, the replacement also should be wood. It is important, however, that the extent of replacement materials be minimized because the original materials contribute to the authenticity of the property as a historic resource. Even when the replacement material exactly matches that of the original, the integrity of a historic building is to some extent compromised when extensive amounts of original materials are removed. It is also important to recognize that all materials weather over time and that a scarred finish does not represent an inferior material but simply reflects the age of the building. Preserving original materials that show signs of wear is therefore preferred to their replacement.

Treatment of Materials

***R2.1 Preserve original building materials.**

- Avoid removing siding that is in good condition or that can be repaired in place.
- Remove only siding which is deteriorated and must be replaced.

***R2.5 Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.**

- Avoid the removal of damaged materials that can be repaired.

*** R2.8 Match the original material in composition, scale and finish when replacing materials on primary surfaces.**

- If the original material was wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and in finish.
- Replace only the material that is required. If a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.

***R2.9 Using synthetic materials, such as aluminum or vinyl siding or panelized brick, as replacements for *primary* building materials is inappropriate.**

- Modular materials should not be used as replacement materials. Synthetic stucco and panelized brick, for example, are inappropriate.
- In some instances, substitute materials may be used for replacing architectural *details* but doing so is not encouraged. See the material sections in the Design Standards for the Mansion and Capitol Areas.

***R2.10 Covering original building materials with new materials is inappropriate.**

- Vinyl siding, aluminum siding and new stucco are inappropriate on historic buildings. Other imitation materials that are designed to look like wood or masonry siding, but that are fabricated from other materials, are also inappropriate.

Staff finds the proposal is consistent with these standards. It appears that little, if any, of the original siding remains on the house. A small section at the rear is severely deteriorated; other sections have been covered with artificial siding at various points in the past, and other sections have been replaced with newer wood.

Capitol Zoning Rehabilitation Standards for Historic Properties, *Windows*

Policy: The character-defining features of historic windows and their distinctive arrangement on a wall should be preserved. In addition, a new window should be in character with the historic building. This is especially important on primary facades.

*** R3.1 Preserve the functional and decorative features of a historic window.**

* Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads and jambs. Repair frames and sashes rather than replacing them, whenever conditions permit.

*** R3.2 Preserve the position, number and arrangement of historic windows in a building wall.**

• Enclosing a historic window opening in a key character defining facade is inappropriate, as is adding a new window opening. This is especially important on primary facades where the historic ratio of solid-to-void is a character-defining feature.

* Greater flexibility in installing new windows may be considered on rear walls.

*** R3.3 Preserve the size and proportion of a historic window opening.**

*** R3.4 Preserve the historic ratio of window openings to solid wall on a primary facade.**

• Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

Staff finds that the proposal is consistent with these standards. It appears that few if any original windows remain in the house. The proposed replacements are similar in size, location, and arrangement to those that would have likely been found in the house originally.

Capitol Zoning Rehabilitation Standards for Historic Properties, *Doors*

Policy: The character-defining features of a historic door and its distinct materials and placement should be preserved. In addition, a new door should be in character with the historic building. This is especially important on primary facades.

***R4.1 Preserve the decorative and functional features of a primary entrance.**

* These include the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.

• Avoid changing the position and function of original front doors and primary entrances.

• Also maintain the size and shape of original door openings.

• A wood framed screen door may be considered. Its design should be in character with the historic structure.

*** R4.3 When replacing a door, use a design that appears similar to the original or to one associated with the style of the house.**

• Use materials that appear similar to that of the original. Wood is preferred.

• A simple paneled door is appropriate for many building styles.

• A flush face door is generally inappropriate for a front door.

Staff finds that the proposal is not consistent with these standards. While the original door itself may no longer be present, the existing opening, trim, and transom appear largely unaltered. Enclosing the historic primary entrance and relocating it to a side wall would not be appropriate.

Capitol Zoning Rehabilitation Standards for Historic Properties, *Porches*

Policy: Where a porch is a primary character-defining feature of a front façade, it should be maintained.

***R5.1 Preserve an original porch.**

* Maintain the basic porch structure as well as its distinctive trim features.

* Replace missing posts and railings when necessary. Match the original character of porch columns. The proportions and spacing of balusters also should match the original.

* Unless it was used historically on a structure, wrought iron is inappropriate. Metal pipe also is inappropriate for porch columns.

***R5.2 Avoid removing or covering historic materials and details on a porch.**

• Removing an original balustrade, for example, is inappropriate.

*** R5.4 If porch replacement is necessary, reconstruct it to match the original in form and detail.**

• Use materials similar to the original.

• The height of the railing and the spacing of balusters should appear similar to those used historically.

• Speculative construction of a porch is discouraged. Avoid applying decorative elements that are not known to have been used on such houses.

* If no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings in the neighborhood.

Staff finds that the proposal is consistent with these standards. Little if any original material remains on the porch. The proposed reconstruction with wood posts and railing appears similar in character to porches found on comparable buildings in the neighborhood.

Capitol Zoning Rehabilitation Standards for Historic Properties, *Roofs*

Background The character of the roof is a major feature for most historic structures. When repeated along the street similar roof forms contribute to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof.

Policy: The character of a roof should be preserved, including its form and materials, whenever feasible.

*** R7.1 Preserve the original roof form.**

- Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.

- Also retain and repair roof detailing. For example, preserve and restore original built-in gutters where they exist.

*** R7.2 Preserve historic eave depths.**

- Shadows created by traditional overhangs contribute to one's perception of the building's historic scale and, therefore, these overhangs should be preserved. Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang are inappropriate.

*** R7.3 When planning a rooftop addition, preserve the overall appearance of the original roof.**

- An addition should not interrupt the original ridgeline.
- See also the Standards for Building Additions in this document.

*** R7.5 Preserve original roof materials.**

- Avoid removing historic roofing material that is in good condition.

- Specialty materials, such as tile or slate, should be replaced in kind.

*** R7.6 Preserve significant design features of historic roofs.**

- For example, special decorative patterns, trim elements and finishes should be preserved.

*** R7.7 New or replacement roof materials should convey a scale and texture similar to those used traditionally.**

- When replacement is necessary, use materials that are similar to the original in both style as well as physical qualities and use a color that is similar to that seen historically.

- Composite shingles are appropriate for most building types in the Mansion Area.

- Roof materials should be earth tones and have a matte, non-reflective finish.

- When choosing a roof replacement material, the architectural style of the structure should be considered.

*** R7.8 Avoid using conjectural materials or features on a roof.**

- For example, adding a widow's walk (an ornate railing around the roof ridge) on a house where there is no evidence that one existed creates a false impression of the home's original appearance and is inappropriate.

Staff finds that the proposal is consistent with these standards.

Capitol Zoning Rehabilitation Standards for Historic Properties, *Additions*

Policy: If a new addition to a historic building is to be constructed, it should be designed such that the early character is maintained. Older additions that have taken on significance also should be considered for preservation.

Staff finds that the proposal is consistent with this policy.

Basic Principles for New Additions When planning an addition to a historic building or structure, one should minimize any negative effects that may occur to the historic building fabric as well as to its character. While some destruction of historic materials is almost always a part of constructing an addition, such loss should be minimized. Locating an addition such that existing side or rear doors may be used for access, for example, will help to minimize the amount of historic wall material that must be removed.

The addition also should not affect the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the design character of the historic structure. At the same time, it should be distinguishable from the historic portion, such that the evolution of the building can be understood. This can be accomplished in a subtle way, with a jog in the wall planes or by using a trim board to define the connection.

Keeping the size of the addition small in relation to the main structure also will help minimize its visual impacts.

Staff finds that the proposal is consistent with these basic principles.

*** R8.1 Preserve an older addition that has achieved historic significance in its own right.**

- An example of such an addition may be a summer kitchen that was attached to the primary building early in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design.

*** R8.2 A more recent addition that is not historically significant may be removed.**

- For example, a sun porch recently may have been added and has not achieved historic significance.

Staff finds the proposal is consistent with these standards. As noted above, staff approved the removal of rear additions previously, and this work has been completed. The demolished additions had not achieved historic significance, and the fire damage created an imminent and irreparable hazard to public safety.

*** R8.3 Design a new addition such that one's ability to interpret the historic character of the building is maintained.**

- * A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate.
- * An addition that seeks to imply an earlier period than that of the building also is inappropriate. An addition that seeks to imply an inaccurate variation on the historic style should be avoided.
- * An addition that covers historically significant features is inappropriate as well.

*** R8.4 Design a new addition to be recognized as a product of its own time.**

- * An addition should be made distinguishable from the historic building, while also remaining visually compatible with these earlier features.
- * A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.

*** R8.5 On a new addition, use exterior materials that are compatible with the historic materials of the primary building.**

- Appropriate primary building materials include wood, brick and stone.
- Foundations also were typically constructed of brick. Using brick or stone, similar to that employed historically, is preferred.

*** R8.6 Design an addition to be compatible in size and scale with the main building.**

- * Place an addition at the rear of a building or set it back from the primary facades in order to allow the original proportions and character to remain prominent. A minimum setback of 10 feet is recommended. This will allow the original proportions and character to remain prominent.
- * Keep the addition visually subordinate to the historic building.
- * If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.
- * Locating an addition at the front of a structure is inappropriate.

*** R8.7 Roof forms should be similar to those of the historic building.**

- Typically, gable, hip and shed roofs are appropriate.

*** R8.10 The roof form and slope of a new addition should be in character with the historic building.**

- If the roof of the historic building is symmetrically proportioned, the roof of the addition should be similar.
- * Eave lines on the addition should be similar to those of the historic building or structure.
- * Dormers should be subordinate to the overall roof mass and should be in scale with historic ones on similar historic structures.

Staff finds the proposal is consistent with these standards. The addition is compatible with the existing structure, will be covered in a different siding material and include a garage, will be located entirely behind the existing structure, and incorporates roof forms similar to the main structure's.

Secretary of the Interior's Standards for the Rehabilitation of Historic Properties

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff finds the proposal to be consistent with these standards.

Capitol Zoning Rehabilitation Standards for Historic Properties, *About This Document*

An asterisk adjacent to a statement in the text indicates that it is a standard that will not be waived by the Capitol Zoning District Commission for historic structures or site features built during the District's period of significance, except as an Economic Hardship. For other historic structures or site features, these standards may be waived if it is demonstrated to the Commission's satisfaction that such a waiver will not adversely affect the historic integrity of the property or the surrounding neighborhood.

Staff finds the structure to be historic, and believes it was built during the District's period of significance. Except for Standard R4.1's requirement to preserve the primary entrance, staff believes the proposal is generally consistent with the applicable review criteria and does not require any other waivers for approval.

The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties

2. The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff finds the proposal is generally consistent with these standards.

Mansion Area Master Plan, *Planning & Design Goals*

1. To revitalize existing housing ...
3. To create an improved image and stronger sense of identity.
4. To continue to develop a more family-friendly environment for residents and visitors alike.

Mansion Area Master Plan, *Urban Design Goals*

1. To preserve the character of the Mansion Area neighborhood and individual historic buildings.
3. To establish a sense of visual continuity within the Mansion Area neighborhood.

Staff finds the proposal is consistent with these goals.

Neighborhood Reaction: None to date.

Proposed Findings of Fact: Based on the materials submitted by the applicant, historic maps from 1897 to 1950, and architectural surveys conducted from 1977 to 1998, and visits to the site, staff finds that:

- 1) This application represents a request to construct a new addition, substantially visible from the public right-of-way;
- 2) The house was built during the period of significance and should be considered historic;
- 3) The primary entrance has retained its historic location and arrangement;

Proposed Conclusions of Law: Based on the findings above, staff concludes:

- 1) Moving the primary entrance would be inconsistent with Rehabilitation Standard R4.1, and this standard may not be waived;
- 2) The proposal is substantially compliant with all other applicable review criteria.

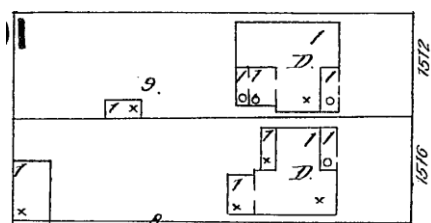
Staff Recommendation: Based on the above findings, staff recommends **approval** with the following conditions:

- 1) That the location and arrangement of the primary entrance be preserved;
- 2) That all applicable State and City codes be followed at all times; and
- 3) That the property be maintained in a neat and safe condition at all times.

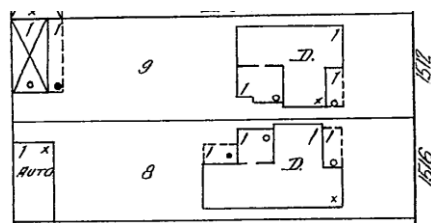
Design Review Committee: The committee voted unanimously to recommend **approval** of the proposal as submitted. The applicants' representative presented photos of other nearby houses with front entrances on the side walls of porches instead of the street-facing wall. Members discussed multiple possibilities for the front door's original alignment but ultimately agreed that placing it on either wall would be acceptable. They encouraged the applicants to consider adjusting their plans when they remove the siding from the porch walls and are able to see the earlier framing. (They noted that the issue would be more important if the house had not been so heavily altered in the past.) Members encouraged the applicants to use a material other than vinyl on the addition, but chose not to recommend it as a condition. They discussed the possibility of using cedar shake shingles in the original house's gables instead of wood lap siding and noted the lack of trim boards shown on the plans. The applicants' representative stated trim will be included and that they may adjust after seeing what is under the artificial siding currently covering the gables. Finally, they discussed the addition's setback from the northern property line and suggested moving its entire footprint toward the south 12"-18" to avoid requiring a setback waiver, improve access to the north wall, and further distinguish the addition from the original house.

Mansion Area Advisory Committee: The MAAC voted 8-1 to recommend **approval** as submitted. The dissenting member expressed concern that the vinyl siding proposed for the addition was not an appropriate material.

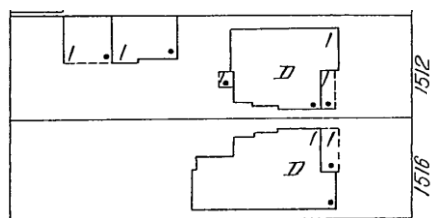
Sanborn Fire Insurance Maps



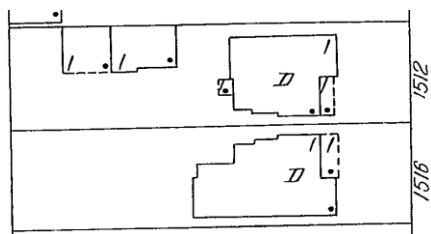
1897



1913



1939



1950

1512 and 1516 Spring Street appear to have been built as mirror images of each other with each seeing several changes over the years. Rear sheds began to appear at 1512 Spring in the 1939 Sanborn map.



2013 Google Satellite View
(1512 S. Spring on top)

Archive photos of property



1977- note the shutters and awning



1987



Survey images from 1998 showing aluminum siding, screened porch, and carport opening to alley.



1999 aerial photograph showing extensive rear sheds and additions.

Additional archive photos of property



This photo from the Pulaski County Assessor's records shows the front of the property in November 2012, a few weeks after the fire that damaged the rear of the structure.



This 2013 Google aerial view shows the fire damage on west end of rear addition.



Rear, December 2013. Note undamaged plywood behind melted vinyl siding on main house.



North wall, December 2013



Porch detail, December 2013



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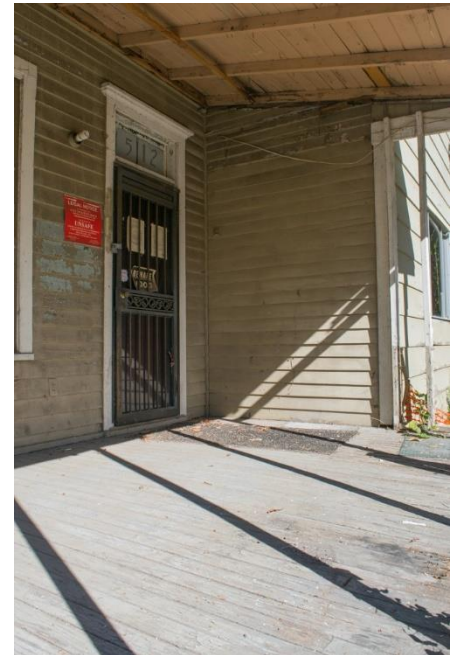


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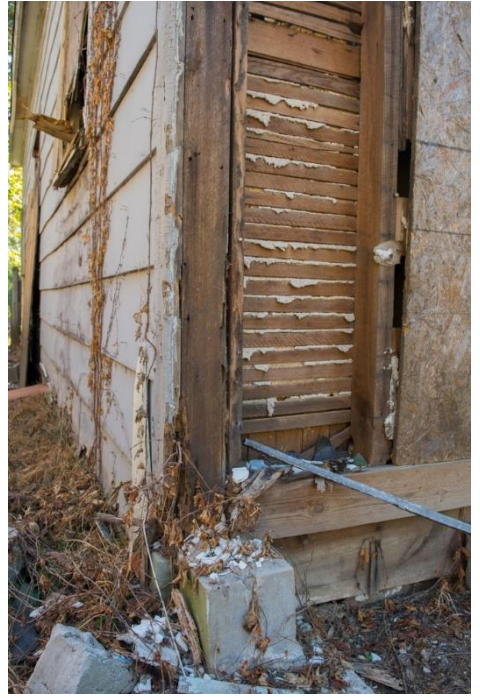


These photos, submitted by a previous applicant, show some of the deterioration, as well as the ongoing transient activity, that had been occurring at the property.

Current Photos



Front porch showing deteriorated, non-original materials and the historic primary entrance. The proposed new primary entrance would be located on the blank wall to the right of the existing front door.



Views of the north wall showing artificial siding, missing windows, and deterioration where the previous addition connected to the rear wall.



Rear wall after fire-damaged additions were demolished.



South wall with replacement wood siding on the left. Small section of likely original wood siding on the right.



Back yard where new addition will be constructed (view from alley)



Front of 1512 with its mirror image next door at 1516 Spring.



CAPITOL ZONING DISTRICT COMMISSION

APPLICATION FORM

PROPERTY ADDRESS 1512 SPRING ST.

PROPERTY OWNER ELIZABETH BARNETT &
MIZAN RAHMAN

PERSON FILING APPLICATION ELIZABETH BARNETT
if other than owner

APPLICANT PHONE AND EMAIL [REDACTED]

APPLICANT SIGNATURE AND DATE *E Barnett* 8/15/16

Signature certifies that applicant is authorized to represent this property, and that all information presented in this application, as well as in any supporting materials, is true and correct to the best of the signatory's knowledge.

DESCRIPTION OF PROPOSED WORK AND / OR USE Reconstruct & remodel existing
portion of the old house. Add
new footage per attached
drawing.

Attach as many pages or supporting materials as necessary. The Commission and its staff cannot make a determination on your application without



Rahman Residence

1512 Spring Street, Little Rock, AR

List of Proposed Exterior Materials:

Existing Roof: Existing asphalt shingle roof to be removed and replaced with new fiberglass asphalt shingles.

Fascia board/soffit material: Painted wood fascia boards and soffits.

Roof New Addition: New fiberglass asphalt shingles to match new fiberglass asphalt shingles at existing.

Existing Wall Material: Existing wall material is not in good condition and cannot be salvaged. Therefore, the existing wall material will be removed and wood lap siding will be installed. The wood lap siding material will be painted.

New Addition Wall Material: Metal or vinyl lap siding with corner trim. Color to be determined.

Windows: Metal clad wood windows with simulated divided lites. Windows are double-hung, fixed and casement types.

Window trim: Painted wood at existing house. Addition: Metal or vinyl trim.

Exterior Door at existing house: New metal clad glass panel door with simulated divided lites

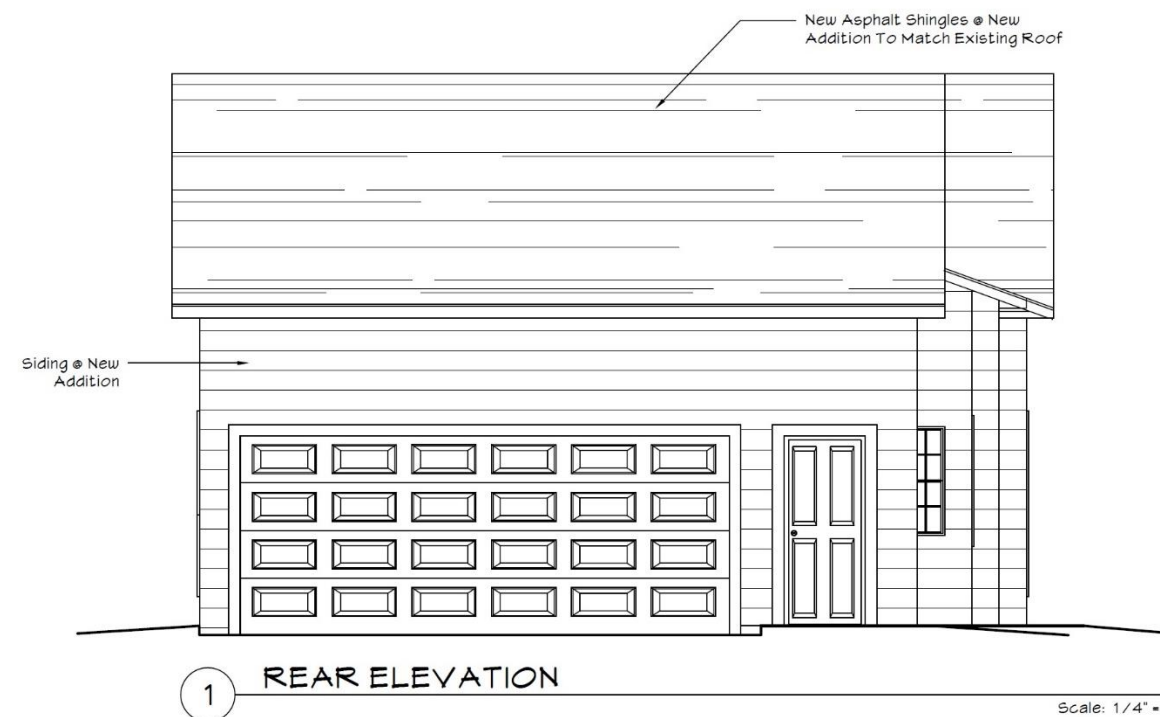
Exterior Door at addition: painted metal with raised panels

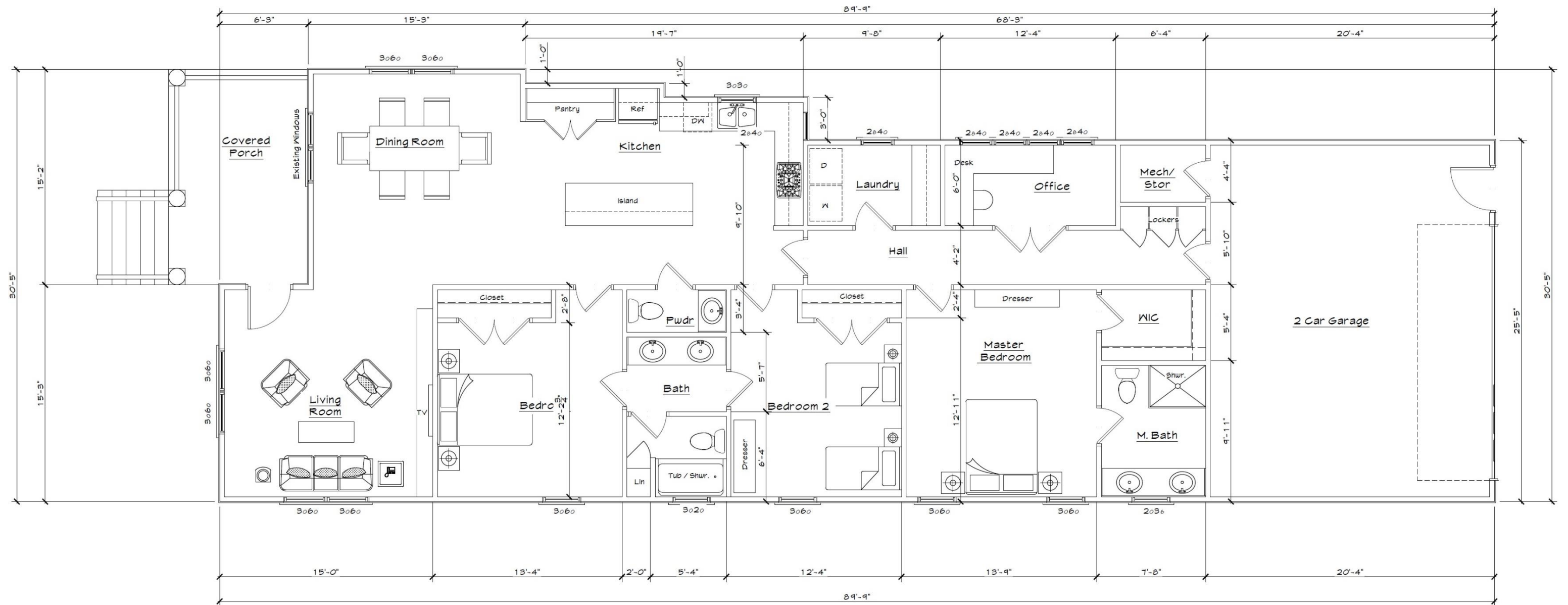
New Porch Railing: painted wood porch railing

New Columns: Painted fiberglass square columns.

Porch ceiling: Painted bead board ceiling.

Existing Foundation and new foundation: painted rubbed concrete finish





LEGEND

CENTERLINE OF ROAD
RIGHT OF WAY
LOT LINES
FENCE (6" WOOD)
EASEMENT
FENCE (4" CHAINLINK)
OVERHEAD ELECT. & TELE.
SEWER LINE
WATER LINE
GAS LINE
CURB & GUTTER
QUARTER LINE
TRAFFIC SIGNAL POLE
FIRE HYDRANT
WATER METER
WATER VALVE
LIGHT POLE
POWER POLE

BOLLARD
SIGN POST
ROOF DRAIN
ELECTRIC METER
GAS METER
SEWER CLEAN OUT
GATE
ASPHALT PAVING
CONCRETE PAVING

ABBREVIATIONS

NIBC = NAIL IN BOTTLE CAP
ROW = RIGHT-OF-WAY
(D) = DEEDED
(M) = MEASURED
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING

LEGAL DESCRIPTION:
The North 37.50 feet of Lot 9, Block 201 Original City of Little Rock, Little Rock, Pulaski County, Arkansas.

CERTIFICATE OF SURVEYING ACCURACY

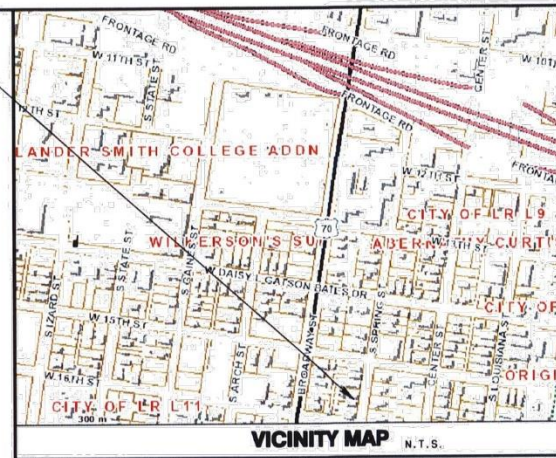
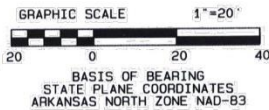
I, J. Eric Holloway, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers shown hereon actually exist and their locations, type and material are correctly shown.

8/19/2016
Date of Execution

J. ERIC HOLLOWAY
REGISTERED LAND SURVEYOR
NO. 1803, ARKANSAS

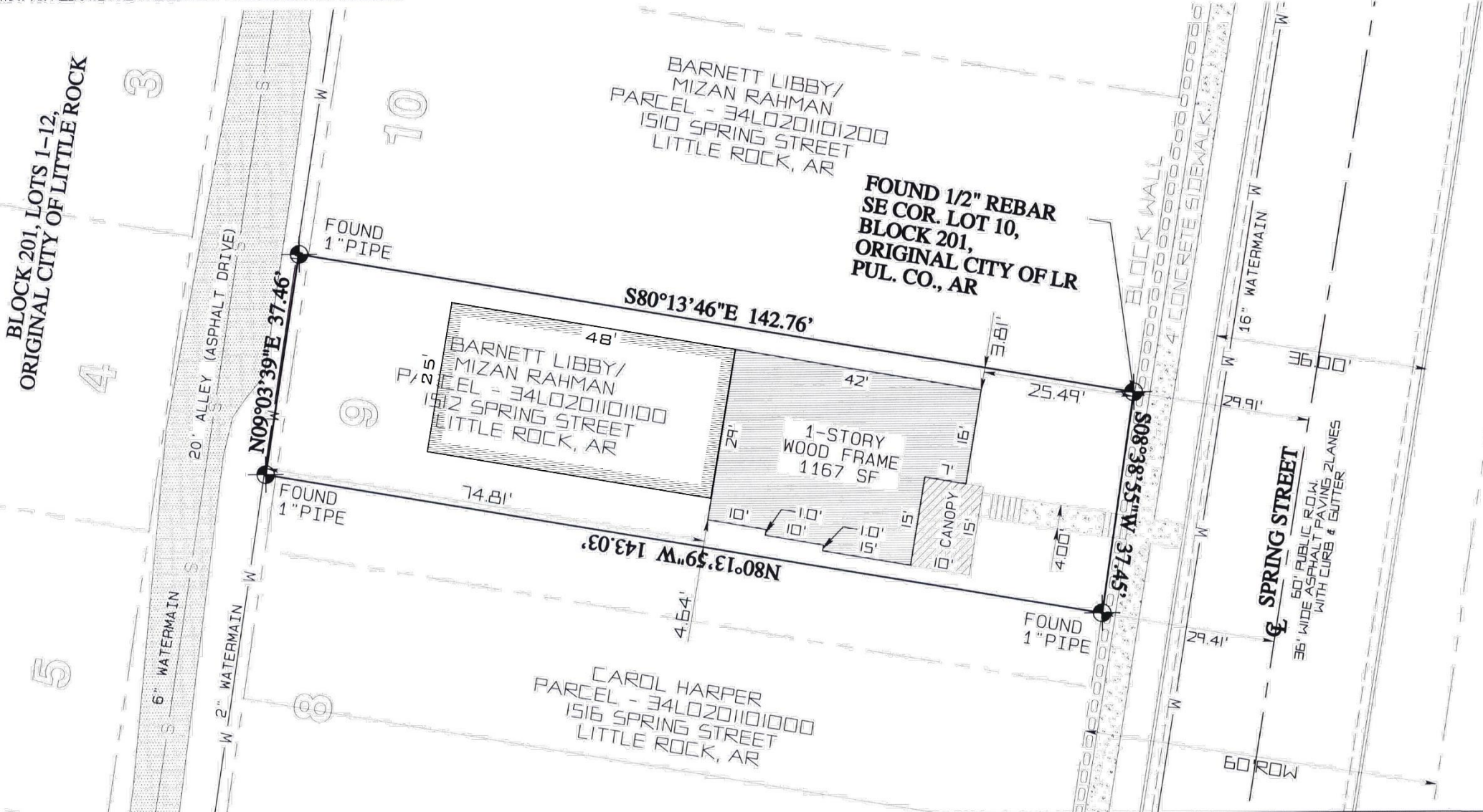


THIS SURVEY



NOTES:

1. SURVEY WAS COMPLETED WITHOUT A TITLE SEARCH OR COMMITMENT...
2. THIS PROPERTY LIES WITHIN THE CITY LIMITS OF LITTLE ROCK.
3. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE OBTAINED THROUGH THE PULASKI COUNTY ASSESSOR'S OFFICE.
4. THIS SURVEY IS CLASSIFIED AS URBAN AREA - TYPE A.
5. SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OR RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACURATE AND AND CURRENT TITLE SEARCH MAY DISCLOSE.



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admin@holloway-eng.com



Boundary Survey of
1512 Spring Street,
Little Rock, Pulaski County, Arkansas
For: Mizan Rahman

dwg by:	checked:	date:	scale:
JEH	JEH	8/19/2016	noted

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